

EXTERIOR INFORMATION

Type:	71 - Office		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	7
Foundation:	1 - Concrete		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade: C - Average	
Year Blt:	1920
Alt LUC:	
Jurisdic	
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
-------	--	--------	--	----------	--	-------	--	--------	--

SPEC FEATURES/YARD ITEMS

[illegible]

BATH FEATURES

Full Bath:		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	Rating:
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	28.0%
Functional:		0.0%
Economic:		0.0%
Special:		0.0%
Override:		0.0%
Total:		28.0%

CALC SUMMARY

Basic \$ / SQ:	105.00
Size Adj.:	1.25000000
Const Adj.:	1.05710912
Adj \$ / SQ:	138.746
Other Features:	2500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	117936
Depreciation:	33022
Depreciated Total:	84914

COMMENTS

	DUPONT REAL ESTATE CO.	2

RESIDENTIAL GRID

1st Res Grid											Desc:				# Units			
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O						
Other																		
Upper																		
Lvl 2																		
Lvl 1																		
Lower																		
Totals																		
	RMs:				BRs:				Baths:				HB 1					

REMODELING

		Exterior:	
		Interior:	
		Additions:	
3.	%	Kitchen:	
	%	Baths:	
	%	Plumbing:	
	%	Electric:	
	%	Heating:	
8	%	General:	

RES BREAKDOWN

[illegible]

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	138.75	
Special Features:	0	Val/Su Net:	66.33	
Final Total:	84900	Val/Su SzAd	132.66	

SKETCH

FFL
BMT
(640)

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	640	41.620	26,63
FFL	First Floor	640	138.750	88,79
Net Sketched Area:		1,280	Total:	115,43
Size Ad	640	Gross Area	1280	FinArea 640

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
639						
797						
636						
640						

IMAGE



EXTERIOR INFORMATION
test PDF Combine only

Type:	71 - Office		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	7
Foundation:	1 - Concrete		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade: C - Average	
Year Blt:	1920
Alt LUC:	
Jurisdic	
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	5 - Lino/Vinyl		15%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
-------	--	--------	--	----------	--	-------	--	--------	--

SPEC FEATURES/YARD ITEMS

[illegible]

BATH FEATURES

Full Bath:		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	28%
Functional:		
Economic:		
Special:		
Override:		
	Total:	28%

CALC SUMMARY

Basic \$ / SQ:	105.00
Size Adj.:	1.25000000
Const Adj.:	1.05710912
Adj \$ / SQ:	138.746
Other Features:	2500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	117936
Depreciation:	33022
Depreciated Total:	84914

COMMENTS

[illegible]

RESIDENTIAL GRID

1st Res Grid	Desc:								# Units			
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RMs:				BRs:			Baths:			HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

[illegible]

COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	138.75	
Special Features:	0	Val/Su Net:	66.33	
Final Total:	84900	Val/Su SzAd	132.66	

SKETCH

FFL
BMT
(640)

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	640	41.620	26,639
FFL	First Floor	640	138.750	88,799
Net Sketched Area:		1,280	Total:	115,438
Size Ad	640 Gross Area	1280 FinArea	640	

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
9						
7						
6						
0						

IMAGE



PROPERTY LOCATION

No	Alt No	Direction/Street/City
148	148A	MASS AVE, ARLINGTON

OWNERSHIP

Owner 1:	BOSTON MAJORDOMO LLC				
Owner 2:					
Owner 3:					
Street 1:	73 TROWBRIDGE ST				
Street 2:					
Twn/City:	BELMONT				
St/Prov:	MA	Cntry		Own Occ:	N
Postal:	02478			Type:	

PREVIOUS OWNER

Owner 1:	WANG MING/ETAL -		
Owner 2:	WANG JING WEI/YI WANG -		
Street 1:	67 MAGOUN AVENUE		
Twn/City:	MEDFORD		
St/Prov:	MA	Cntry:	
Postal:	02155		

NARRATIVE DESCRIPTION

This parcel contains .183 Sq. Ft. of land mainly classified as Res. / Comm. with a Mixed Old Building built about 1920, having primarily Vinyl Exterior and 6504 Square Feet, with 6 Units, 5 Baths, 0 3/4 Bath, 0 HalfBath, 21 Rooms, and 8 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B2	NEIGH BUS	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.18317	Total SF/SM:	7979
--------------	---------	--------------	------

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
111	5984.250	582,675		346,200	928,875
325	1994.750	194,225		115,400	309,625
Total Card	0.183	776,900		461,600	1,238,500
Total Parcel	0.183	861,800		461,600	1,323,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:		190.42	/Parcel: 185.25

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	013	FV	861,800	0	7,979.	461,600	1,323,400		Year end	12/23/2021
2021	013	FV	861,800	0	7,979.	461,600	1,323,400		Year End Roll	12/10/2020
2020	013	FV	861,800	0	7,979.	461,600	1,323,400	1,323,400	Year End Roll	12/18/2019
2019	013	FV	741,100	0	7,979.	461,600	1,202,700	1,202,700	Year End Roll	1/3/2019
2018	013	FV	741,100	0	7,979.	309,900	1,051,000	1,051,000	Year End Roll	12/20/2017
2017	013	FV	654,700	0	7,979.	296,700	951,400	951,400	Year End Roll	1/3/2017
2016	013	FV	654,700	0	7,979.	270,300	925,000	925,000	Year End	1/4/2016
2015	013	FV	636,000	0	7,979.	217,600	853,600	853,600	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
11/14/2013	1687	Sign		C				
10/16/2013	1531	Manual	1,400	C				
11/10/2005	1050	New Wind	19,157			G7	GR FY07	& REPL BACK DECK
6/27/2005	637	Renovate	1,500					
1/10/2005	110	Sign	777					
6/27/2002	490	Re-Roof	5,000	C				
4/6/2001	246	Sign	975	C				
5/29/1996	211	Manual	1,000					DOORWAY-SUPPORT
3/24/1995	121	Manual	5,350					REMODEL
3/6/1995	90	Manual	1,000					7 UNITS TO 5

ACTIVITY INFORMATION

Date	Result	By	Name
2/22/2017	I & E Return	EMK	Ellen K
3/21/2016	I & E Return	EMK	Ellen K
1/30/2014	Info Fm Prmt	EMK	Ellen K
1/27/2014	Info Fm Prmt	EMK	Ellen K
2/20/2009	Measured	345	PATRIOT
12/13/1999	Measured	201	PATRIOT
1/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _/_/_

[illegible]

61,558	Spl Credit		Total:	461,600
--------	------------	--	--------	---------

APPRAISED: 1,238,500 / 1,323,400
USE VALUE: 1,238,500 / 1,323,400
ASSESSED: 1,238,500 / 1,323,400



Patriot
Properties Inc

USER DEFINED

Prior Id # 1:	2687
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

test PDF Combine only

Type: 52 - Mixed Old			
Sty Ht: 2H - 2 & 1/2 Sty			
(Liv) Units:	6	Total:	7
Foundation: 2 - Conc. Block			
Frame: 1 - Wood			
Prime Wall: 4 - Vinyl			
Sec Wall:			%
Roof Struct: 2 - Hip			
Roof Cover: 1 - Asphalt Shgl			
Color: WHITE			
View / Desir:			

GENERAL INFORMATION

Grade: C - Average			
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:	325	Alt %:	25
Jurisdic	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		

Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	15
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
-------	--	--------	--	----------	--	-------	--	--------	--

SPEC FEATURES/YARD ITEMS[illegible]

BATH FEATURES

Full Bath:	5	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	5	Rating:	Average

OTHER FEATURES

Kits: 5	Rating:	Average
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.0%
Functional:		
Economic:		
Special:		
Override:		
	Total:	18.6%

CALC SUMMARY

Basic \$ / SQ:	120.00
Size Adj.:	0.81143910
Const Adj.:	0.99881005
Adj \$ / SQ:	97.257
Other Features:	245342
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	954413
Depreciation:	177521
Depreciated Total:	776892

COMMENTS

[illegible]

RESIDENTIAL GRID

1st Res Grid										Desc: Line 1					# Units 2	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O				
Other																
Upper																
Lvl 2																
Lvl 1																
Lower																
Totals				RMs: 21		BRs: 8		Baths: 5		HB						

REMODELING

		Exterior:	
		Interior:	
		Additions:	
3.	%	Kitchen:	
	%	Baths:	
	%	Plumbing:	
	%	Electric:	
	%	Heating:	
6	%	General:	

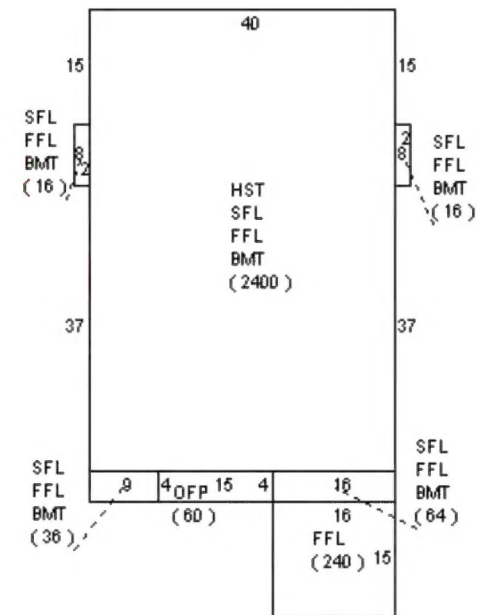
RES BREAKDOWN

No	Unit	RMS	BRS	FL
2		3	1	M
3		5	2	M
Totals				
5		21	8	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	97.26	
Special Features:	0	Val/Su Net:	85.41	
Final Total:	776900	Val/Su SzAd	119.45	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	First Floor	2,772	97.260	269,591	
BMT	Basement	2,532	29.180	73,870	
SFL	Second Floor	2,532	97.260	246,251	
HST	Half Story	1,200	97.260	116,707	
OPF	Open Porch	60	43.950	2,637	
Net Sketched Area:		9,096	Total:	709,076	
Size Ad	6504	Gross Area	10296	FinArea	6504

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
96						
76	FFL	100	RTL	40	A	1
54						
08						
37						
71						
04						

IMAGE



test PDF Combine only

Type: 52 - Mixed Old			
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	6	Total:	7
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade: C - Average			
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:	325	Alt %:	25
Jurisdic	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		

Subfloor:	
-----------	--

Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	15
Central HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

MOBILE HOME

SPEC FEATURES/YARD ITEMS[illegible]

BATH FEATURES

Full Bath	5	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	5	Rating:	Average

OTHER FEATURES

Kits:	5	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.9%
Functional:		9%
Economic:		9%
Special:		9%
Override:		9%
	Total:	18.6%

CALC SUMMARY

Basic \$ / SQ:	120.00
Size Adj.:	0.81143910
Const Adj.:	0.99881005
Adj \$ / SQ:	97.257
Other Features:	245342
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	954413
Depreciation:	177521
Depreciated Total:	776892

COMMENTS

[illegible]

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	2
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 21			BRs: 8			Baths: 5			HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

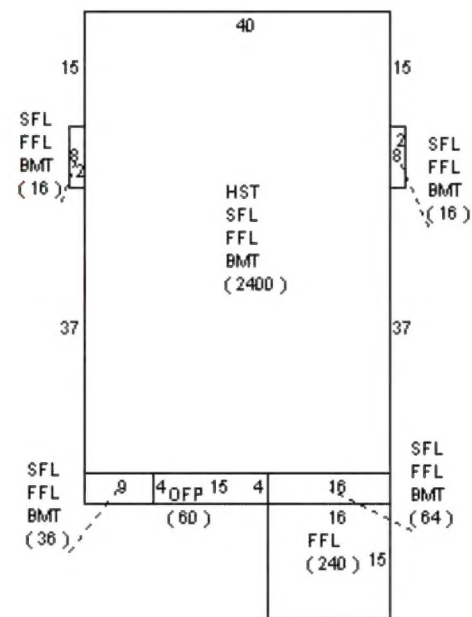
RES BREAKDOWN

No	Unit	RMS	BRS	FL
2		3	1	M
3		5	2	M
Totals				
5		21	8	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	97.26	
Special Features:	0	Val/Su Net:	85.41	
Final Total:	776900	Val/Su SzAd	119.45	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	First Floor	2,772	97.260	269,596	
BMT	Basement	2,532	29.180	73,876	
SFL	Second Floor	2,532	97.260	246,254	
HST	Half Story	1,200	97.260	116,708	
OFP	Open Porch	60	43.950	2,637	
Net Sketched Area:		9,096	Total:	709,071	
Size Ad	6504	Gross Area	10296	FinArea	6504

SUB AREA DETAIL

[illegible]

IMAGE

